

**PLANNING COMMISSION AGENDA  
REGULAR MEETING  
MONDAY, OCTOBER 20, 2014**

**STUDY SESSION: 4:30 P.M. – CITY COUNCIL CHAMBERS  
MEETING: 5:00 P.M. - CITY COUNCIL CHAMBERS**

1. Meeting Called to Order.
2. Roll Call.
3. Reading of the Minutes of the September 15, 2014 Regular Meeting.
4. Public comment period. The general public is invited to address the Planning Commission regarding any item on this agenda. The overall and individual speaking time allotments may be limited by the Chair.
5. Consider request of John Monson, 324 East 12<sup>th</sup>, to erect new single family dwelling at 442 South Ridge Road, Lot 20, Rainbow Lake, Dodge County, Fremont Nebraska
6. Consider request of Susann R. McDermott to re-plat Lots 1 and 2, Block 30, Chases Addition, 636 and 650 East Linden, Dodge County Fremont Nebraska.
7. Consider request of Thomas Tallman 2330 Woodsdale, Lincoln Nebraska to erect covered patio at Cabin #11, Lake Leba.

**THIS MEETING WAS PRECEDED BY PUBLICIZED NOTICE IN THE FREMONT TRIBUNE AND THE AGENDA DISPLAYED IN THE LOBBY OF THE MUNICIPAL BUILDING AND POSTED ONLINE AT [WWW.FREMONTNE.GOV](http://WWW.FREMONTNE.GOV); AND DISTRIBUTED TO THE PLANNING COMMISSION, MAYOR AND CITY COUNCIL ON OCTOBER 10, 2014 AND IS OPEN TO THE PUBLIC. A COPY OF THE AGENDA WAS KEPT CONTINUALLY CURRENT AND AVAILABLE TO THE PUBLIC AT THE OFFICE OF THE CITY PLANNER, 400 EAST MILITARY. A COPY OF THE OPEN MEETING LAW IS POSTED CONTINUALLY FOR PUBLIC INSPECTION LOCATED NEAR THE ENTRANCE DOOR BY THE AGENDAS. THE PLANNING COMMISSION RESERVES THE RIGHT TO ADJUST THE ORDER OF ITEMS ON THIS AGENDA.**

## STAFF REPORT

**TO:** Planning Commission

**FROM:** Justin Zetterman, Interim Planning Director

**DATE:** October 14, 2014

**SUBJECT:** Request to erect a new single family dwelling on #20 Rainbow Lake.

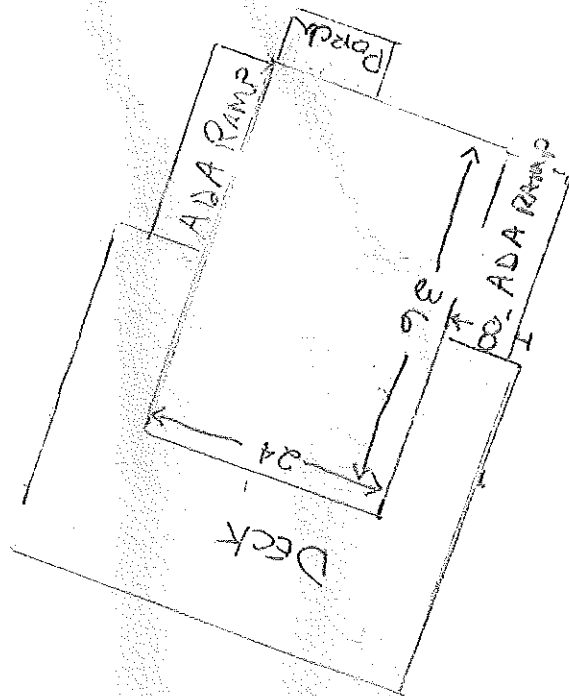
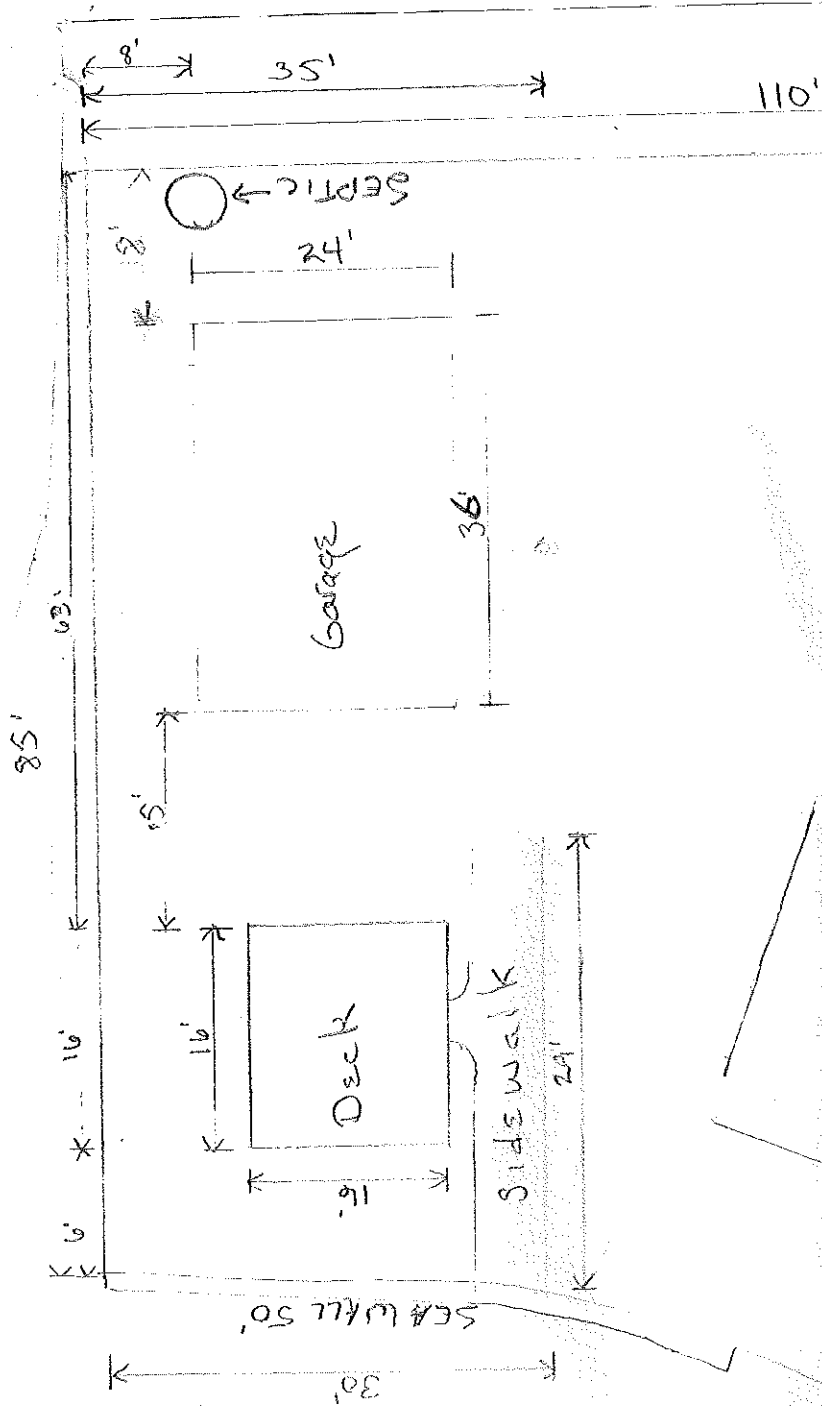
<p><b>Recommendation:</b> Move to approve the construction of a new single family dwelling</p>
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**Background:**

John Monson intends to construct a new residence at 442 South Ridge Road #20 on Rainbow Lake. All construction activity on Rainbow Lake requires that the applicant come before the City for approval. The new home will be part of a cluster subdivision in which individual residences are all on a common lot.

**Findings:**

The proposed lot improvement has been approved by the adjacent neighbors as well as the Rainbow Fleet Board of Directors and Building and Safety Committee.



Tom Lowry  
 Mr. H. H.  
 John H. H.  
 Michael H. H.  
 Chorus H. H.  
 H. H. H.

## LEASE HOLD LOT IMPROVEMENT

TO: Rainbow Fleet Board of Directors

1. I am submitting a drawing that includes measurements and any other pertinent information in regards to the House Garage Seawall construction project I propose to undertake. well and septic
2. I have received permission for my House Garage Seawall Well, septic construction project from my lake neighbors. Their signatures are affixed below

Cabin # 19

Signed

[Signature]

Cabin # 21

Signed

[Signature]

Building and Safety Committee – Approval ☒ Disapproval ☐

1.

[Signature]

R E Papa

2.

[Signature]

3.

[Signature]

Rainbow Fleet, Inc., Board of Directors – Approval ☒ Disapproval ☐

Chris Verbeem

9-28-14

Chairman

## STAFF REPORT

**TO:** Planning Commission

**FROM:** Justin Zetterman, Interim Planning Director

**DATE:** October 14, 2014

**SUBJECT:** Request to subdivide Lots 1 & 2 Chase's Addition into 2 Lots.

**Recommendation:** Move to approve the lot split of Lots 1 & 2, Block 30, Chases Addition with condition of Board of Adjustments approval.

### **Background:**

This lot split is being requested by Susan R. McDermott, Trustee, the existing owner of Lots 1 & 2, Block 30, Chases Addition, City of Fremont, Nebraska. Lots 1 & 2 are currently combined into a single lot with two residences on the single lot.

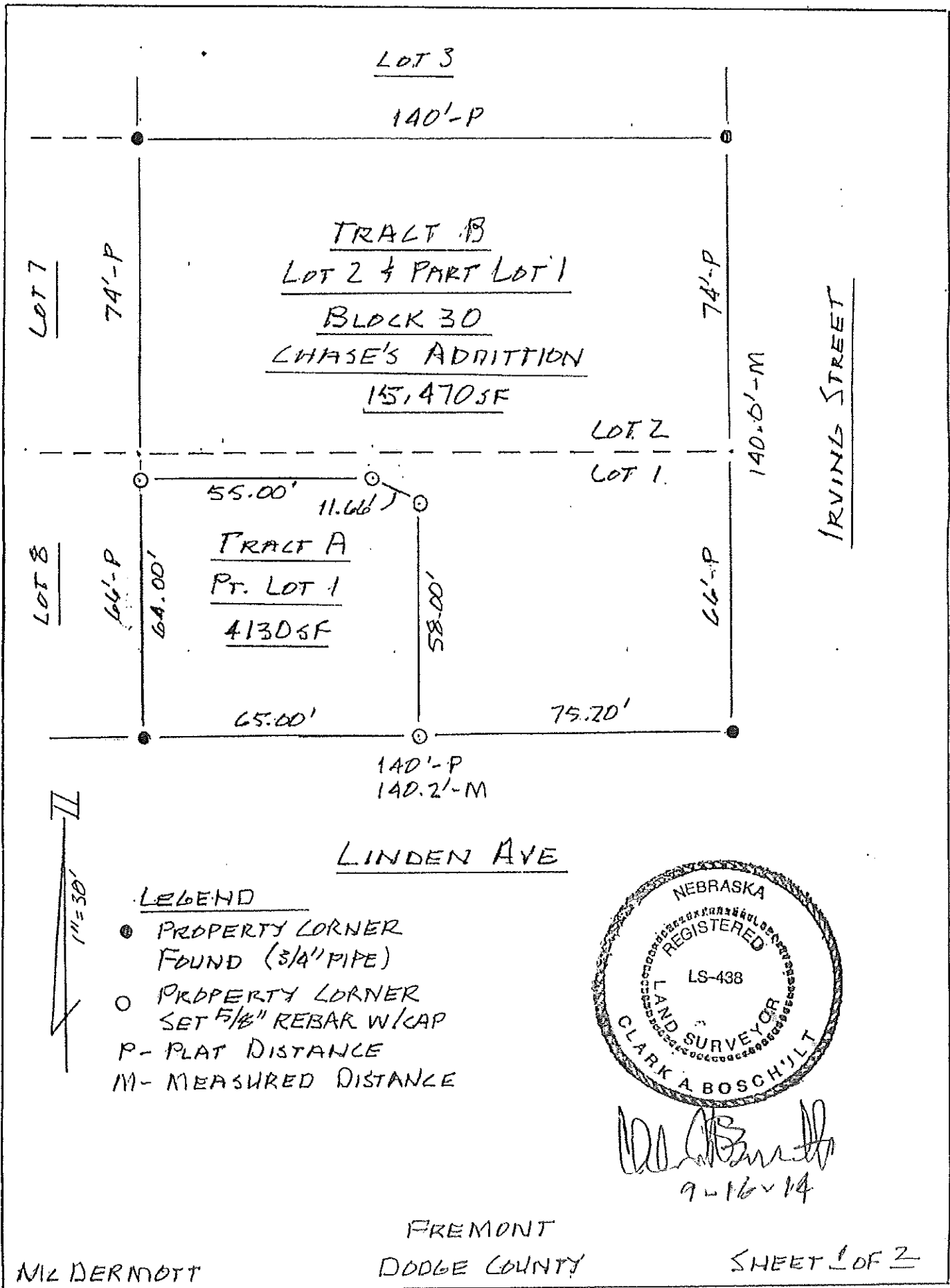
The lot sits within a R-2 Moderate-Density Residential zoning district. The minimum lot size for a single family detached lot within R-2 is 6000 SF. Proposed Tract A is only 4130 SF and fails to meet the Lot Size Exception criteria found in Article 4, Section 411-a due to being less than 80 feet in depth. Subdividing these lots will require approval from the Board of Adjustments.

### **Findings:**

Tract A being less than 6000 SF is not uncommon for the area. The two lots directly to the west are both roughly 4600 SF. Directly across the street, there is a lot that is less than 4000 SF. One block to the west there is another lot that is less than 4000 SF.

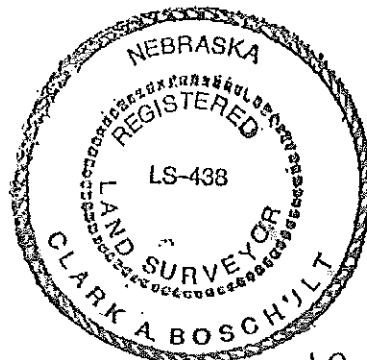
### **Conditions:**

Board of Adjustments approval for the creation of a lot that does not meet the minimum lot size for R-2 zoning.



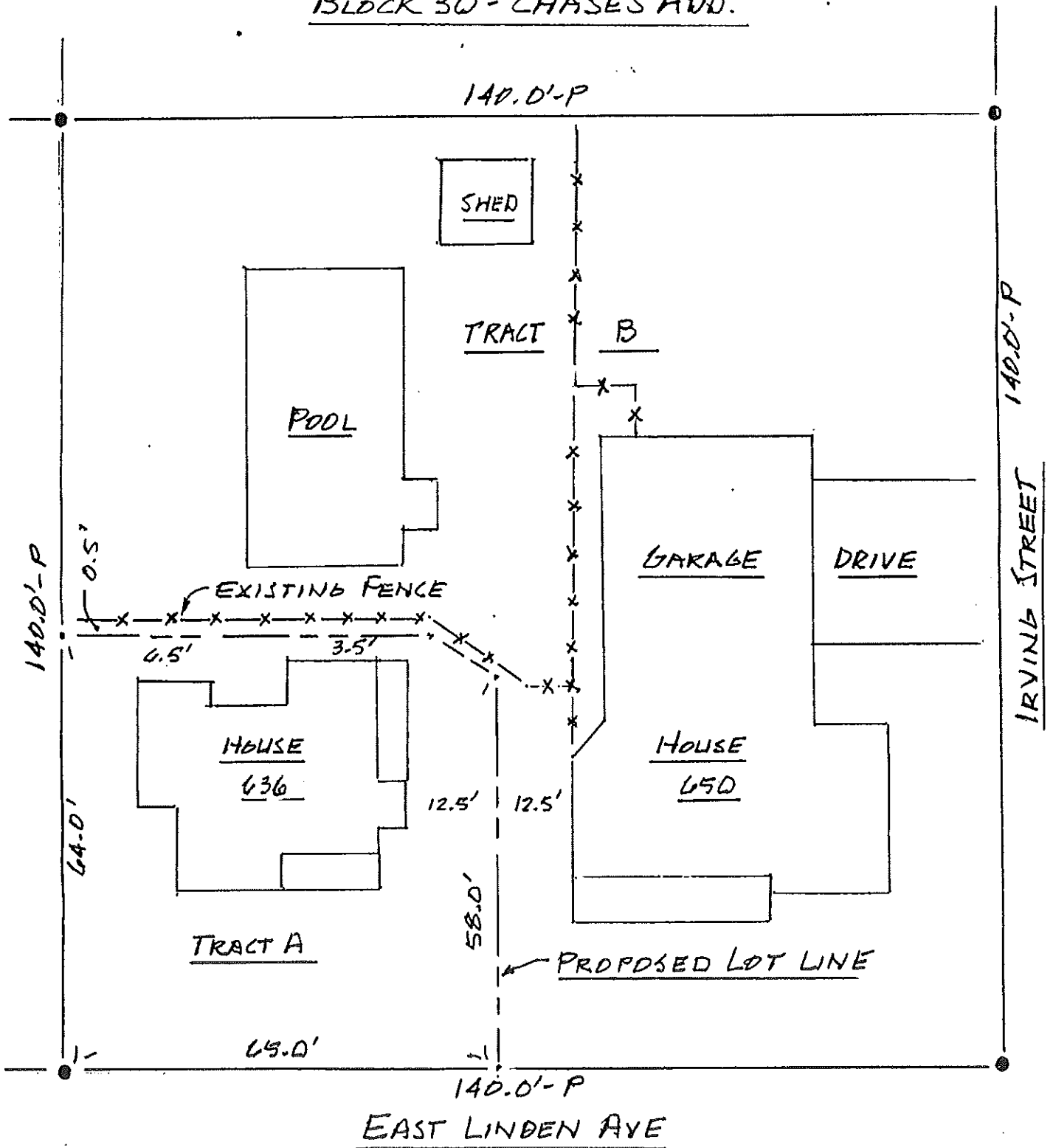
LEGEND

- PROPERTY CORNER FOUND (3/4" PIPE)
- PROPERTY CORNER SET 5/8" REBAR W/CAP
- P- PLAT DISTANCE
- M- MEASURED DISTANCE



*[Signature]*  
9-16-14

BLOCK 30 - CHASES ADD.



## Legal Descriptions Tracts A and B

### Tract A.

Part of Lot 1, Block 30, Chase's Addition, City of Fremont, Dodge County, Nebraska, more particularly described as follows: Beginning at the Southwest corner of said Lot 1, Block 30, Chase's Addition, being the true point of beginning, thence easterly along the South lot line of said Lot 1 a distance of 65.00 feet; thence northerly on a line parallel to the West lot line of said Lot 1 a distance of 58.00 feet; thence N30°57'50"W a distance of 11.66 feet; thence westerly on a line parallel to the South lot line of said Lot 1 a distance of 55.00 feet to a point on the West lot line of said Lot 1; thence southerly along the West lot line of said Lot 1 a distance of 64.00 feet to the point of beginning; containing 4,130.00 square feet more or less.

### Tract B.

Lot 2 and part of Lot 1, Block 30, Chase's Addition, City of Fremont, Dodge County, Nebraska, more particularly described as follows: Lots 1 and 2, Block 30, Chase's Addition, City of Fremont, Dodge County, Nebraska, EXCEPT, a part of Lot 1, Block 30, Chase's Addition, legally described as beginning at the Southwest corner of said Lot 1, being the true point of beginning, thence easterly along the South lot line of said Lot 1 a distance of 65.00 feet; thence northerly on a line parallel to the West lot line of said Lot 1 a distance of 58.00 feet; thence N30°57'50"W a distance of 11.66 feet; thence westerly on a line parallel to the South lot line of said Lot 1 a distance of 55.00 feet to a point on the West lot line of said Lot 1; thence southerly along the West lot line of said Lot 1 a distance of 64.00 feet to the point of beginning; containing 4,130.00 square feet more or less.



## STAFF REPORT

**TO:** Planning Commission

**FROM:** Justin Zetterman, Interim Planning Director

**DATE:** October 14, 2014

**SUBJECT:** Request to construct a covered patio on Cabin #11, Lake Leba.

<p><b>Recommendation:</b> Move to approve the construction of the covered patio.</p>
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**Background:**

Thomas Tallman intends to construct a covered patio on Cabin #11, Lake Leba. All construction activity on Lake Leba requires that the applicant come before the City for approval.

**Findings:**

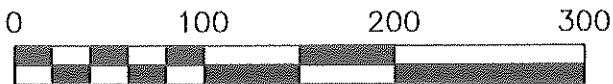
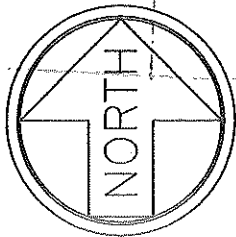
The proposed covered patio has been approved by the owner of Lake Leba, 255 North Ridge Road, NEBCO, Inc.

PROPOSED COVERED ~~DECK~~ **PATIO**  
ON EXISTING CABIN SITE 11,  
LAKE LEBA

THOMAS A. TALLMAN, OWNER  
OCTOBER, 2014

PROPOSED 12' X 36'  
COVERED ~~DECK~~ **PATIO**

EXISTING 52' X 36'  
CABIN



SCALE: 1" = 100'

Dodd Engineering  
& Surveying

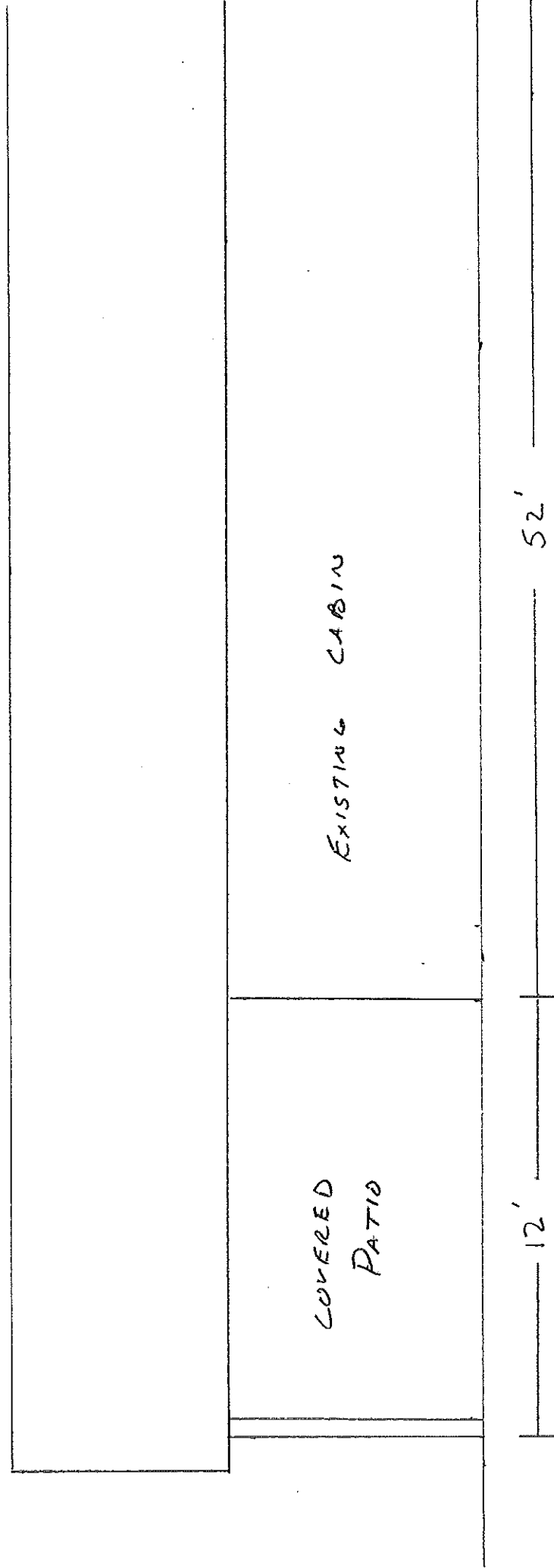


Stephen W. Dodd P.E. & L.S.  
Ph. 402-727-9067  
402 North D, P.O. Box 1855  
Fremont, NE 68026-1855  
email: Steve@doddengineering.net

Lake Leba

Tom Tallman

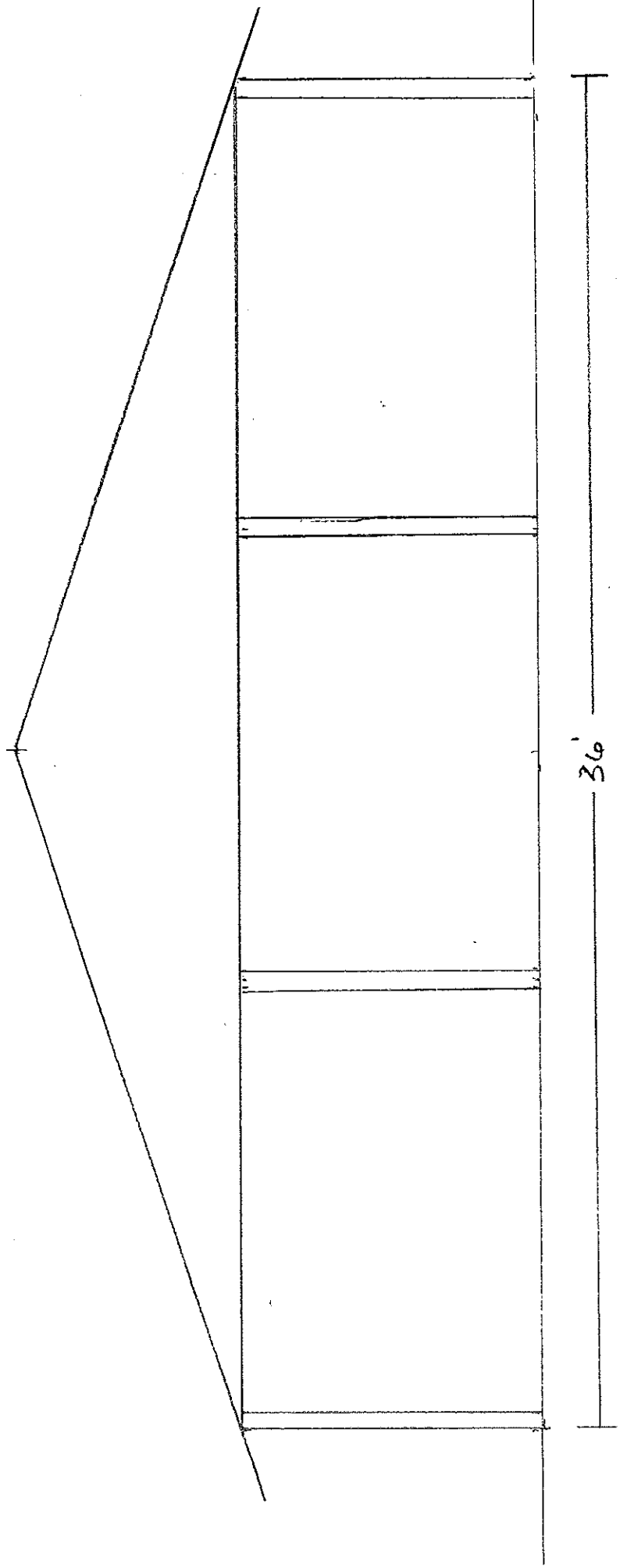
Lot # 11



LAKE LEBA

TOM TAILMAN

LOT # 11



# NEBCO

CONSTRUCTION • REAL ESTATE • RECREATION

1815 Y Street - P.O. Box 80268 - Lincoln, Nebraska 68501 - Phone: (402) 434-1212 - Fax: (402) 434-1799 - [www.nebcoinc.com](http://www.nebcoinc.com)



September 30, 2014

Fremont City Council  
City of Fremont  
400 East Military Avenue  
Fremont, NE 68025

RE: Lake Leba – Lot 11

As the owner of Lake Leba, 255 North Ridge Road, NEBCO, Inc. approves the 12 foot by 40 foot covered patio addition that Tom Tallman, owner of the cabin on Lot 11, is proposing to build.

Yours truly,

Robert E. Miller  
Vice President

REM/sv

BUILDING NEBRASKA — SINCE 1908

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LINCOLN SALTDogs BASEBALL • NEBCO INTERMODAL • NEBCO REALTY GROUP • NEBRASKA ASH • OL & B RAILWAY • OVERLAND • PLAINS POZZOLANIC • QUARRY OAKS GOLF CLUB  
READY MIXED CONCRETE • REIMERS KAUFMAN CONCRETE PRODUCTS • TRAFCON • U-MIX PRODUCTS • WATKINS CONCRETE BLOCK • WESTERN SAND & GRAVEL